

Riverwoods Plantation Policies Governing Use

1. Swimming Pool and Spa

- 1.1 No food, alcohol, or drink of any kind is permitted in the pool or spa, on pool or spa deck or within the confines of the fenced pool/spa area.
- 1.2 All must shower before entering pool or spa.
- 1.3 Children under fourteen (14) must be accompanied by an adult.
- 1.4 Babies wearing swim diapers are permitted in the pool. Regular diapers are not permitted.
- 1.5 Inflatable toys, balls or rafts are not permitted in the pool or spa.
- 1.6 The rope must be left across the pool except during scheduled lap swimming.
- 1.7 No running or horseplay in the pool or spa area.
- 1.8 No diving or jumping off sides or into pool or spa.
- 1.9 Children eighteen (18) years old or under must wear a numbered wrist band supplied by the Association.

2. Billiards Room

- 2.1 No one under the age of (18) eighteen is allowed in the Billiards Room unless accompanied and supervised by an adult. (Rev. 11/19/18)
- 2.2 No food or beverages of any kind are allowed in the Billiards Room.
- 2.3 No smoking is permitted in the Billiards Room.
- 2.4 No gambling of any kind is permitted in the Billiards Room.
- 2.5 There is to be no sitting, lying, or standing on the pool tables.
- 2.6 There is a limit of four games per person or couple when others are waiting.
- 2.7 League play has priority. (Posted times should be checked on the Bulletin Board in the Billiards Room).
- 2.8 Tables should be brushed after every 8-10 games only.
- 2.9 All balls, cues, and chalk cubes should be placed in the racks when play is finished.
- 2.10 Table covers should be placed back on the tables when play is finished.

3. Court Policies for Tennis and Pickleball (Rev. 3/19/18)

- 3.1 Only non-marking court shoes are allowed to be worn on the courts.
- 3.2 No wheels of any kind with the exception of industry approved non-marking rollaway equipment.

- 3.3 Pickleball nets are to be put away in a safe location so they are not a hazard to players or visitors.
- 3.4 Lights are to be turned off on Courts 1 & 2 after use.
- 3.5 No bikes are to be ridden on the Memorial brick walkway in front of Courts 3, 4, 5 & 6 and no bikes shall be leaned against the fence.
- 3.6 Children under fourteen (14) must be accompanied by an adult.
- 3.7 No food or chewing gum on the courts.
- 3.8 Chairs are to be stacked after use.
- 3.9 Cleanup of courts 3, 4, 5, & 6 will be shared with each Tennis Team and Pickleball Group. Both groups will help with the beginning set up and the end of season cleanup on Courts 3, 4, 5, & 6. The Tennis groups will take care of courts 1 & 2.
- 3.10 Court times are to be as posted and approved by the Activities Director.

4. Shuffleboard Courts

- 4.1 No walking on playing areas of the courts.
- 4.2 Use only the rubber ends of the cues for positioning discs
- 4.3 Sweep courts when necessary with the soft haired broom in the cabinet
- 4.4 Hard shooting is prohibited
- 4.5 ~~Applying wax, glass beads, or other material to the courts is prohibited~~ (Rev. 1/21/19)
- 4.6 Children under fourteen (14) years must be accompanied by an adult
- 4.7 Children eighteen (18) years and under must wear a numbered wrist band
Supplied by the Association
- 4.8 Court time only as posted
- 4.9 Last player is required to turn off lights
- 4.10 Shoes must be worn while playing
- 4.11 No playing on wet courts

5. RV-Auto-Shed Storage Policies (Rev. 3/20/17)

- 5.1 All spaces are rental spaces and not the property of the tenant. They are the property of RWP Condo Association and the space assignment is done by Management.

- 5.2 The storage area has three categories: RV/Trailer sites, passenger vehicle parking sites and storage shed sites. Only one site of each category is available per unit owner/renter. Exceptions can be made if sites are available. If there becomes a waiting list the extra site will be forfeited.
- 5.3 RV, trailer, and vehicle sites are non-transferable, cannot be subcontracted, loaned to or registered in a family member or friend's name. Storage tenants may not trade sites with other tenants without permission from Management.
- 5.4 Tenants of the RV/trailer sites must park in assigned space and only RV's, trailers, tow vehicles with a hitch can park on their site. No portion of the above vehicles can extend beyond the designated blue dividing lines and must fit within the space they have been assigned.
- 5.5 Annually all tenants must provide Management with a signed application/agreement and proof of ownership, registration or title for the vehicle requiring a space. The unit land owner/renter must be the person to whom the said vehicle is registered/titled.
- 5.6 RV's, trailers, tow vehicles, or passenger vehicles must be stored in a manner as not to interfere with other sites. Management reserves the right to move or remove any above mentioned vehicles found to be in non-compliance. (If owner when notified refuses to do so). All vehicles and trailers must be in operational condition with the key for said vehicle left in the Welcome Center when tenant is absent from the park. All trailers must be in moveable condition. Tenants are responsible for all damage caused by his RV, trailer, tow vehicle or passenger vehicle.
- 5.7 Tenant will lose eligibility to rent sites if fees are past due or Rental agreement is not completed. If the owner sells his Unit and/or vacates rental site, they MUST notify the Manager in writing.
- 5.8. Tenants of any site that is in violation of the RWP Rules and Storage Agreement Guidelines may lose the privilege of renting and may be subject to the cost incurred in removing said property belonging to the tenant. Management reserves the right to move or remove any object or potentially hazardous property, RV, trailer or vehicle interfering with the safety and secure operation of the storage area.

- 5.9 RV/trailers may be temporarily parked on a unit owner's property for loading, unloading or minor repairs for not more than 24 hours in any 48 hour period.
- 5.10 All RV/trailer, passenger vehicle and shed sites are available on a yearly basis and not available on a weekly or monthly basis. Rental fees are billed on annual basis and will not be prorated.
- 5.11 Tenants have one billing cycle to place an RV/trailer or passenger vehicle on their assigned storage site. Written requests for an extension will be reviewed and acted upon per discretion of Management. If the site is unused and appropriate paperwork has not been received by the beginning of the upcoming billing cycle the site will be relinquished.
(Rev. 3/19/18)
- 5.12 In the event no RV/trailer, passenger vehicle rental sites are available a waiting list will be established based on request date, physical size requirements, and actual date of intended use. If an appropriate site is offered to a tenant and refused, the tenant's name will be removed from the waiting list.
- 5.13 A RWP I.D. Tag system will be used to identify all RV/Trailers, tow vehicles, and passenger vehicles. All above mentioned vehicles must have a RWP identification number attached to them. The RWP I.D. Tags will be issued annually if necessary.
- 5.14 Tenants who are in serious violation of the "Policies Governing Use" of the storage facilities will be notified by Management. Tenants will be asked to complete corrective action concerning the violation in a timely fashion. Persistent and/or repeat violations may result in the tenant having his rental site revoked by Management.
- 5.15 Seasonal renters leasing a home or an RV site may be permitted to secure a lease in the storage area limited to the time period of their lease for a home or RV site depending on availability and will be charged the annual rental rate.
- 5.16 No commercial vehicle or equipment, "dead storage", or abandoned property/articles are allowed on site.
- 5.17 If wheels are covered, a proper cloth or vinyl type or fixed cover specifically designed for that purpose must be used.
- 5.18 Only passenger vehicles, pick-up trucks and motorcycles may be parked in the auto section of the storage facility. NO RV's, trailers or cargo trailers may be stored or parked in this

area. Passenger vehicles will be assigned a vehicle identification tag and will be required to park in their assigned space.

- 5.19 All RV/trailers left in the storage area during the Hurricane season May 1 – Dec 1 (effective May of 2019) MUST be securely anchored to the ground to minimize personal property damage. A minimum of three tie downs for a trailer is required. A minimum of four tie downs is required for an RV/Motorhome. The tenant is responsible for all damage caused by stored property. All sheds MUST conform to RWP specifications & meet the Village of Estero hurricane codes, which include proper anchoring. (Rev. 3/19/18)
- 5.20 All miscellaneous property (bikes, building materials, crab traps, etc.) must be stored inside trailers and/or sheds and secured by a locked door.
- 5.21 There will be NO new sheds or the replacement of existing sheds in the storage area. (Rev. 3/19/18)

6. Boats and Boat Storage

- 6.1 All boats must be removed from the Estero River each night.
- 6.2 Docks immediately adjacent to the boat ramp are limited to 10 minutes “ingress-egress” for boat docking. Contact RWP Welcome Center if more time is needed for repairs.
- 6.3 Boats may be temporarily parked on a unit land owner’s property for loading, unloading, or minor repairs for not more than 24 hours in any 48 hour period.
- 6.4 Boats may not be stored on unit land except from May 1 to October 1 as long as the unit Owner is in residence at Riverwoods. Boat equipment, boat trailers, canoes, and other Water craft may not be stored in public view.
- 6.5 All boat storage spaces are rented only and are not the property of the tenant. All rental site policies are strictly enforced by the RWP office.
- 6.6 Boat storage sites are limited to one site per unit land owner. Exceptions can be made if storage sites are available.
- 6.7 Boat storage sites are not transferable. Their assignment is controlled by the RWP office.
- 6.8 RWP administration reserves the right to move or remove any objects, boats, or trailers interfering with the safe and secure operation of the boat storage area.
- 6.9 Newly approved tenants have a 30 day period to place their boat in their assigned boat

storage site. Written requests for extensions will be reviewed and acted upon based on the current waiting list.

- 6.10 Transferring keys and/or sites to non-registered, non-owners will result in the loss of boat yard and launch privileges. Boat yard tenants may not trade sites with other tenants without the permission of the RWP office.
- 6.11 In the event that no rental sites are available, a waiting list will be established based on request date, physical size requirements and actual date of intended use. If a site is offered to a tenant and refused, the name will be removed from the waiting list.
- 6.12 Annually, all tenants must provide the RWP office with a signed application/agreement as well as a copy of their up-to-date boat registration. The unit land owner or renter must be the person to whom the boat is registered.
- 6.13 All boats must be in operating order and have a current state registration properly affixed to them. (Rev. 12/14/15)
- 6.14 All boat trailers must have an RWP identification number attached to them. The RWP I.D. Tags will be issued annually, if necessary.
- 6.15 Storage lockers (sea chests) must be secured/anchored to the ground and have outside dimensions no larger than 8'5L x 24" D x 35" H. Anchoring storage lockers to the perimeter fence is not permitted.
- 6.16 Storage lockers and other items must be placed free from the perimeter fence or center divider.
- 6.17 Boatyard storage is limited to boats, kayaks, canoes, boat trailers and storage chests. The only exception is the Yacht Club Trailer.
- 6.18 All loose materials must be stored in a boat or a storage chest.
- 6.19 Each tenant is responsible for securing and locking the boat yard storage area gate and the boat ramp chain after use.
- 6.20 All flammables in the boatyard must be stored in properly approved containers.
- 6.21 Boats and trailers must be stored in a manner as not to interfere with other sites. The RWP office reserves the right to move/remove boats or trailers in non-compliance.
- 6.22 The boat launch ramp is available to all resident unit land owners and renters.

- 6.23 Boatyard tenant rental agreements terminate with the sale of a Riverwoods home site. The yard keys and ramp keys must be returned to the RWP office at that time.
- 6.24 All vessels and/or trailers left in the boatyard storage during the hurricane season must be securely anchored to the ground to minimize personal injury and property damage. A minimum of three tie downs per boat is required. A tenant is responsible for all damage caused by his vessel or trailer.
- 6.25 A tag system will be used whereby tenants who are in serious violation of the "Policies Governing Use" of the boating and boat storage facilities will be notified by the RWP office of their violation and asked to complete corrective action in a timely fashion. Persistent, repeat violators may have their ramp and boatyard privileges suspended by the RWP office.
- 6.26 An RWP owner who leases his home or RV site cannot secure an annual lease in the boat storage yard unless space is available.
- 6.27 Seasonal renters leasing a home or RV site can secure a lease in the boat storage yard limited to the time period of their lease for a home or RV site at RWP depending on availability.
- 6.28 No season renter can have access to the boat storage area beyond the time period within their home or RV site lease terms. Boat storage sites for seasonal renters are available on an, as available basis.

7. Off-Leash Dog Park

- 7.1 Hours are from 7:30 AM to sunset.
- 7.2 Use of the off-leash dog park by dogs is restricted to dogs belonging to owners, guests, or renters who are staying in a unit where dogs are permitted.
- 7.3 Exclusive use of the off-leash dog park is available by sign up only (maximum 30 minutes at a time).
- 7.4 The provided sign-in sheet must be signed in order to use the off leash park.
- 7.5 Dogs must be leashed when entering the exiting the off-leash area.
- 7.6 Food and glass containers are not permitted in the off-leash area.
- 7.7 Dog feces must be picked up by the owner and must be removed from the area.
- 7.8 Anyone under the age of 18 must be accompanied by an adult.
- 7.9 Dogs must never be left unattended.

- 7.10 If the off leash area is being used by a person without a dog, a dog owner may still sign in and bring their dog into the area.

8. Exercise Room

- 8.1 Persons under the age of eighteen must be accompanied by a parent or legal guardian.
- 8.2 No food or beverages allowed in the exercise room.
- 8.3 No glass is allowed in the exercise room.
- 8.4 Use of equipment is at the users own risk.
- 8.5 Management assumes no liability for injuries or accidents which may occur in the exercise room.